## Exceptional Corner Second Floor MADISON AVE.

& 4IST ST. 1,750 Square Feet Net. All Plate Glass Windows.

For Banker, Broker, Real Estate or

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United Cigar Stores Co.

Hess Bldg. 4th Floor 20,000 sq. ft.

HESS Stayves

TWO FINE FLOORS Southwest Corner 8th Ave., at 58th St. 1800 Sq. Ft. Each ELEVATOR Agent on Premises

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Facing

**Grand Central** Terminal 104 EAST 41st ST. For Rent On Long Term N. A. BERWIN & CO.

163 PARK AVENUE.

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Attractive Broadway Show Room 60 Feet on Broadway. TIMES SQUARE DISTRICT itable Millinery, Clothes or Ma RICE & HILL, 507 5th Ave.

FOR LEASE

17 W. 57TH ST.,

MEAR 5TH AV.

Upper part COUSINS new building; handsome salesrooms; splendid light; svery
convenience.

Beautiful studio; special photo skylight.

Short leases preferred. Might divide floors.

E. H. PECK, care S. OSGOOD PELL & CO.,

17 W. 44th St. Tel. 5610 Vanderbilt, N. Y.

Lofts-Stores-Buildings LOUIS SCHRAG, 142 W. 23d St 42D ST. AND BROADWAY All the Stores, Floors and Buildings of POR RENT in this vicinity. GEO. A. BOWMAN, 115 West 424 St

9 West 29th Street, LARGE STORE TO LET, 25,000 PER TRAR. F. & G. PFLOMM, 1333 BROADWAY.

Ex-Saloon 7th Ave. subway sta. modern corner blds DUROSS, 156 W.14th

Above 50th St.-5th Av. to North River.

LEASE

Can be acquired with exceptional terms and conditions.
Seven story modern elevator apartment building with stores on street floor. Plot 100x100. Situated on Broadway, in the 90's. Principals investigation

Geo. L. O'Hare 489 Fifth Ave. Vanderbilt 5092-6441.

BROADWAY OPPORTUNITY for bank, druggist or any high class business to open a good corner tore at N.W. Cor. 109th St. & B'way

J. ROMAINE BROWN CO. 10 Rast 43d St. Tel. 1481 Murray Hill

To lease for long term,

\$57,100.

djoining B'way, in the sixties.

F. A G. PYLONI, 1333 BROADWAY. Borough of Brooklyn.

## **Johnston Building** Store and Basement

Junction of Fulton & Nevins Sts, and Flatbush Ave.

Near All Subways Long term lease to responsible party. Suitable for restaurant, showroom or offices. VACANT.

Chauncey Real Estate Co., Ltd. 187 Montague St., B'klyn. Main 4300.

An advertisement in the Lost and Found columns of THE NEW YORK

BUSINESS PLACES TO LET. agh of Brooklyn.

ALL OR 40,000 Sq. Ft.
24 ft. frontage on Fulton St.
75 ft. on side street.
600 ft. from A. & S. Dept. Store.
Exceptionally Low Rental.
Long Term if Desired.
BROKERS PROTECTED. HARVEY B. NEWINS, Esq. 522 5th Ave., N. Y. C. Phone Vanderbilt 2962-3-4-5.

NEWARK, N. J. 2 Stores; good location, on one of the main streets of Newark; price \$20,000, or will exchange for a Forest Hill (N. J.)

NEWARK, N. J. 4 stories, 40 feet wide, 116 feet deep, heavy construction, concrete floors; also one story building, brick, 40x116. Price for the two, \$16,000, or will lease both buildings at \$7,200 annually.

5 brick stores, all rented and doing a good business: cafe, tobacco store, barber shop, butcher shop, wholesale tobacconist, tailor, fruit stand; 44 rooms and large dining room; all for \$135,000; \$55,000 of which can remain on first mortgage at 6% for 5 years.

MONTCLAIR, N. J.

Brick building, 2 topes 2 logs rooms.

MONTCLAIR, N. J.

Brick building; 2 stores, 2 lodge rooms, large hail, billiard and bowling alleys in basement; all thoroughly equipped; rented and in good condition.

The above offer an exceptionally brilliant opportunity to secure businesses in paying locations that are running and in good condition; in short, ready to step into, and as they can be secured on easy payments it will pay you to investigate.

KRAMER

TIS BROAD STREET. NEWARK, N. J.

LOFT FOR LEASE

Berry Bros., Inc.

33 Clinton St. Tel. Mkt. 2610 Newark, N. J.

BUSINESS PLACES WANTED. TEXTILE OFFICE WANTED

Wanted, about 1,500 sq. ft. for textile office and bale goods show room, with shipping facilities 4th av. or adjoining. North of 15th st. Box D 581 Herald.

BUNGALOWS TO LET. Berough of Breeklyn-Sale or Rent.

Waldorf Bungalows SHEEPSHEAD BAY

\$450 and Up rooms, turnished, screened; run-ng water, gas and electricity, ower baths, coal and gas range, shtubs, &c. Good bathing and hing. Boardwalk and recrea-

Can be seen at all times LOOK FOR WALDORF BUNGALOWS
Superintendent on promises.
Take Brighton "L." get off Sheepshead
Bay Station.
Tels. Coney Island 2534, or D. Baffelson, Bensonhurst 647R.

APARTMENTS-FURNISHED.



Furnished, Unfurnished 2, 3, 4 Rooms, Bath

A REAL HOME for busi-ness men in Times Square. Hotel Service rendered which takes care of every R. N. HICKMAN, Mgr.

APARTMENTS - UNFURNISHED From Battery to 16th St., Inclusive.

31-33 WEST 11TH STREET. J. IRVING WALSH, 73 West-11th St

12TH STREET, NEAR 5TH AVE. 31-33 West.—"Ardea," elevator apartment; in unusual suite of 7 large rooms and bath; modern; excellent service: \$2,200 per annum; consession September 1. Superintendent on

10TH ST., 31 WEST, sclusive house, 7 very large rooms, bath, eat, electricity, \$2,400. Superintendent on

Above 14th St. to 59th St. (Enclusive). East River to North River.

THE LANSDOWN

352-354-356 WEST 46TH ST. Ground floor apartment, 6 rooms and bath. Splendid for physician.

JOHN A SCHOEN, 115 Bible House.

55 West 55th St. Modern 9-Story Apartment House Apartments, 3 and 4 Rooms Apply on premises or N. A. BERWIN & CO., 103 PARK AV. Tel. Vand. 4452.

A FINE Studie, North Light, 2 Rooms and Bath, all provements; immediate possession; \$70. 5 Above 59th St .- 5th Av. to East River.

12 EAST 87TH ST. Exceptional apartment in exclusive house near 5th Avenue. 16 large rooms and 4 baths. All modern conveniences. Only one apartment on each floor. RENT \$12,000.

SLAWSON & HOBBS

929 PARK AV. Apartment of

12 Rooms and 4 Baths RENTAL \$7,500 PER ANNUM N. A. BERWIN & CO., 103 PARK AV.

19E. 95 St. 5 Rooms and Bath n'r 5th Av. \$2,160

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Above 59th St .- 5th Av. to East River. 1109 MADISON AVENUE

Corner 83d Street 7 Rooms and Bath

19 East 64th St. **NEW APARTMENTS** 

John A. Schoen, 115 Bible House

Ready for occupancy; 2, 3 and 4 rooms, sleeping porches, open fire places, elevator, hall service; rents \$2,400 to \$5,600; also a housekeeping **DUPLEX STUDIO** 8 rooms, spacious balcony, 3 baths open fireplace, 2 porches, all mod-ern improvements; rent \$9,000,

940 PARK AVE.

Corner 81st St. Modern fireproof apartments ready for occupancy; 6 rooms, 2 baths, \$3,500; 7 rooms, 2 baths, \$3,500, one left; 3 rooms, bath, \$1,700, one left; 4 rooms, bath, one left, \$2,000. All housekeeping apartments. Apply for Rental on Premises.

IMMEDIATE POSSESSION.
REASONABLE RENT.
1229 PARK AVE., Cor. 96th St. High Ciass Elevator Apartment, One 7 Room and 8 Room Corner, Telephone Harlem 1518. 59th St .- 5th Av. to North River.

High Class **Elevator Apartments** 90 Morningside Dr.,

CORNER 119TH AND 120TH STS., NEAR COLUMBIA COLLEGE. MOST BEAUTIFUL SECTION IN MANHATTAN. Rooms-2 Baths 4-5Room Apartments

562-564 W. End Ave. NEAR SITH ST. MODERN, HIGH CLASS, FIREPROOF APARTMENT

8 Rooms-3 Baths POSSESSION OCTOBER 1.

560 West End Ave.

2-3 Rooms and Bath

D. H. JACKSON. 135 BROADWAY

The Dorilton 171 West 71st St., Cor. B'way. 5, 8 & 10 Rooms

2 West 88th St. 8 Rooms & 3 Baths

The above apartments are for either immediate posses-sion or possession October 1st. Apply on premises or Manhattan Leasing Co.

149 Church St. Phone Barclay 6390.

IMMEDIATE POSSESSION

CORNER 113TH ST. ROOMS, 3 BATHS.

219 WEST SIST ST., 4 ROOMS, BATH. THE WEST END AV... CORNER 96TH ST. 5 ROOMS, 2 BATHS.

4 ROOMS, BATH. HIGH CLASS ELEVATOR APARTMENTS WITH EVERY MODERN IMPROVEMENT.

A. H. O'BRIEN.

6 & 7 Rooms

IMMEDIATE POSSESSION All Large Exterior Rooms MODERN HOUSE

Service that will please the most discriminating RENTS FROM \$1700

SUPERINTENDENT ON PREMISES 210 West 107th St.

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Central Park West, Cor. 91st St. APARTMENT HOTEL Non-Housekeeping Suites of 1 TO 4 ROOMS

Rent including maid service. Rental \$840 to \$3,200. Inquire on Premises or SHARP & CO., 2489 Broadway

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AN EXCEPTIONAL APARTMENT.
Sublease 13 rooms, 5 baths, 16 closels; all main rooms; facing south; extra lavatory; southern exposure; beautifully laid out; reasonable rent; must be seen to be appreciated, Apply on premises or PATERNO BROS.
501 West 115th St. Tel. 1114 Morningside.

Hotel Peter Stuvvesant Central Park West, at 86th St. Suites now being shown for rental UNFURNISHED OR FURNISHED. From \$ 900 fer one room and bath " \$1500 " two " " \$2100 " three " " RESTAURANT A LA CARTE.

APARTMENTS - UNFURNISHED.

APARTMENTS - UNFURNISHED.

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Heights, Above 125th St. West of 8th Av.

IMMEDIATE OCCUPANCY

Newly constructed high class ele-vator apartments; beautiful home-like dwellings overlooking finest part of the Hudson and Fallsades. Every meders improvement.

720 WEST 170th ST.

3-4-5 ROOMS

Exceptionally well arranged suites.
Representative on premises.
CHAS. S. KOHLER, Inc.
1428 St. Nicholas Av. Wade. 2060

A 7 room Broadway Elevator
Building,
near 145th st. subway, \$115.
Possession July 1.
C. A. DuBOIS, 3551 Broadway
(146th St.)

Modern 14-Story Apartment

125 East 72d St.

8 & 11 Rooms

S.E.Cor. 55th St. & 7th Av.

6, 9 & 11 Rooms

Modern 9-Story Apartment

30West 70th St.

6 & 7 Rooms

IMMEDIATE POSSESSION

Julius Tishman & Sons, Inc.

Berough of Breax.

**New Apartments** 

192d St. at University Ave.

Couple short blocks from Jerome Ave. Lexington Ave. Subway and "L" station at Fordham road and Kingsbridge road. Also convenient to crosstown & other cars.

An exclusive residential neighborhood.

5 and 6

Very Large Rooms.

Foyer and Bath

Very handsomely appointed, possessing every up-to-the-minute improvement. Ample closets, etc.

Rents Very Moderate

Renting Agent on premises

Bereugh of Breeklyn

85 HICKS ST.

Solumbia Heights, near Clark st. statio 3 minutes from Wall st. 4 rooms, all improvements; rent \$85.

MONEY TO LOAN AND WANTED

ON BOND AND MORTGAGE.

WANTED, \$30,000 mortgage on large property covering six houses fully furnished two garages, icehouse, boathouse; assessed valuation about \$100,000; double persona guarantee large payment interest period. 1738 Herald, Herald aq.

WANTED.
Two mortgages of \$20,000 and one of \$30,000, on desirable properties, with assessed raination about \$150,000. Brokers protected. Y 740 Herald, Herald sq.

WANTED \$5,000 on first mortgage and bond of house sold to reliable party for \$10,000; \$%. 3 years; no second mortgage on property, Inquire OWNER, 122 Park av., Leonia, N. J.

\$15,000 first morigage wanted on good paying mountain hotel and six cottages with enclosed park of 70 acres and licensed game preserve in the State of New York less than 100 miles from New York city; represents an investment of \$125,000 and is paying well; additional capital required for enlargement. Particulars furnished on request. Y 751 Herald, 206 Broadway.

50,000 first mortgage wanted; loft building above 23d st. SHARUM, 170 Broadway

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D. KEMPNER & SON, INC.
Real cetate in all its branches.
623 5th av. Murray Hill 4015.
EARLE & CALHOUN, Real Setate,
2 West 72d st. Phone 5116 Columb

A. KELSEY, 229 West 127th et.

THE QUEENSBORO CORPORATION, 80 East 42d st., cor. Madison av.

From Battery to 14th St., Inclusive,

Above 14th St. to 59th St. (Incinsive).

Buy Your Apartment in the NEW 9-Story Fireproof Apart-ment House BEING ERECTED at

110 WEST 55th STREET

Between 6th and 7th Avenues, adjoining the McDowell Club, and in the midst of the highest class art and studio section.

**APARTMENTS** 

Ingeniously planned for convenience and comfort. 3 and 4 Rooms with Kitchen LARGER SUITES CAN BE ARRANGED

Reasonable Prices and Reasonable Terms

A few desirable Apartments may be Leased For Floor Plans, etc., Apply to JULIUS TISHMAN & SONS DOUGLAS L. ELLIMAN & CO. Builders Management Agents .

280 MADISON AV. Vand. 1977. 15 EAST 49TH ST. Place 2200.

Above 59th St .- 5th Av. to North River.

WEST SIDE APARTMENTS

Ardelle
527 RIVERSIDE DRIVE,
7 & 8 Rooms, 32,000 up.
Rooms, 3 Bakhs, Entire Floor.
All Exposures.

304 West 92d St. Near West End Av. 7 Rooms, 2 Baths, \$3,300.

789 West End Ave. At 99th St. 5, 6, 7 Rooms, 1 to 3 Baths, \$2,800 to \$4,200.

Luxor WEST 115TH ST., Cor. Broadway. 4 Rooms and Bath, \$2,000. 545 West 125th St.

nhattan St. Subway Stations, Bath and Kitchenette, \$840 and \$900.

Lucania
235 WEST 71ST ST.
One Apartment, 5 Rooms, Sultable doctor, 53,000.
3 Rooms and Bath, with regular kitchen, \$2,100.
Pessession at once,

Oregon 162 WEST 54TH ST., Cor. 7th Av. 3, 5, 6 Rooms & Bath, \$1,800 to \$3,600. Manchester
255 WEST 105TH ST.,
Corner Broadway.
Rooms, 2 Baths, \$3,600.

**SLAWSON&HOBBS** 

Hotel Esplanade

305 West End Ave.

Eight months of successful operation have served to demonstrate the soundness of principles upon which The Esplanade was projected. Here is the first truly residential hotel, with neither transient nor seasonal guests, nor furnished apartments, nor hurly-burly; here is the very spirit of a permanent home, an atmosphere of tranquility induced by perfection of service in an environment of refinement. an environment of refinement.

As suggestive of effective appointments, several suites have been furnished for exhibition by H. F. Huber and Company.

GEO. E. DANIELS, Resident Menager Phone Columbus 7200 or MARK RAFALSKY & CO. 21 EAST 40th STREET

Telephone: Vanderbilt 2027

5 ROOMS & BATH 606 West 116th St. EARLE & CALHOUN, 212 West 72d St. Tel. 5116 Colt

Heights, Above West of 8th Av.

ZORI MENDEN MENDEN MENDEN MENDEN MENDEN SELECT APARTMENTS Best Sections Washington Heights High Class Elevator and Walk-ups. THREE ROOMS

608 West 204th St. FOUR ROOMS 720 West 171st St.

\*719 West 180th St.
507 West 186th St.
\*129 Wedsworth Ace.
\*130 Wedsworth Ace.
2302 Valentine Ace.
123 Vermilyea Ace.

FIVE ROOMS 770 West 171st St.
\*130 Wadsworth Ace.
\*804 West 180th St.
\*129 Wadsworth Ace.
\*843 West 179th St.
1445 St. Nicholas Ace.
\*326 Audubon Ace.

SIX ROOMS 305 Hoven Ace. 520 West 175th St. SEVEN ROOMS \*129 Wadsworth Ace.

Well kept, conveniently located buildings. Immediate occupancy. Moderate rentals. Apply Superin-tendents on premises or CHARLES S. KOHLER, INC. 1428 St. Nicholas Ave. (at 181st St.)

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\*\*Elevator Apartments 

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APARTMENTS - UNFURNISHED. APARTMENTS - UNFURNISHED. Above 59th St.-Sth Av. to North River.

## Broadway and 98th St. Southwest Corner

Now open for inspection Ready for occupancy September 1st

A magnificent fireproof building embodying every known improvement, the last word in apartment house construction; every new idea of builder's art has been installed, private house rooms, abundance of closet space, 8 elevators, roof garden, ballroom, etc.

Suites of 4, 5, 6 & 7 Rooms \$2,300 to \$5,500

Agent on Premises Daily and Sunday or HARRY SCHIFF, Hotel Monterey, B'way & 94th St.

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From Bettery to 14th St., Inclusive FIVE story business house for lot value, near office; easy terms; bargain. FLAN-NERY, 23 Duans at. Worth 1488.

GREENWICH VILLAGE—Vacant dwelling, suitable alterations; price \$13,000.

DUROSE, 135 West 14th.

HARDWARE district downtown.—Will sell or lease staunch building (20,000 floor feet), daylighted; two elevators; early possession; principals. SNOWBER CO., 860 Sixth av. (48th).

HOURE, van Nast place; 12 rooms, bath; HOUSE, Van Nest place; 12 rooms, bath; \$17,500. DUROSS, 155 West 14th.

WEST BROADWAY
NEAR WORTH STREET.
One story building: suitable for sheet
metal, ornamental iron, steam fitting, or
any of the numerous jobbing lines of the
building trades; possession; price \$13,500.
Owner WILLIAM D. KILPATRICK, 149

3% story brick, lot 25x94; 2 story atudio on rear of lot, also space for one car; bargain to quick buyer for remodelling. R. FELFAIR SMITH, 11 E. 10th st.

19 WEST 12TH ST.

Lot, 22x103; three-story high-stoop dwelling; possession.

R. J. SACHS & CO., 38 West 21st.

H. J. SACHS & CO. 38 West 21st.

Columbus av. properties: prices and terms on application: new electric elevator, low pressure heating, fire-proof stairway, high cellings, light on all light reconstructions on a price of stairway, high cellings, light on all light reconstructions on a light reconstruction of stairway, high cellings, light on all light reconstructions of stairway, high cellings, light on all light reconstructions of stairway, high cellings, light on all light reconstructions of stairway, high cellings, light on all light reconstructions of the state of th

Above 14th St. to 59th St. (Inclusive). East River to North River.

A CHEAP PLOT, on 11th st., near 9th av., 50x32, with four story buildings suitable for alteration: suitable for garage, warehouse or manufacturing; price \$25,000 JOHN P. PEEL CO., 352 W. 25d st. EXCEPTIONAL vacant dwelling, 15th st., 8th-9th av., 3 story basement, attic, 13 rooms, bath, parquet floors, electricity; price reasonable. DUROSS, 185 West 14th. POR Salz-Three story, basement, small private house; electricity, hot air fur-nace; first class condition; possession July 1. OWNER, 205 E. 53d st.

1. OWNER, 200 B.
IN THE
GRAND CENTRAL ZONE.
Madison av. between dist and 424 sts., five
story building: suitable for alteration; lot
24x100; immediate poseession; will consider
part exchange. WILLIAM D. KILPATRICK,
169 Broadway.
LEAVING city; sell factory building, 14,800
square feet; Grand Central Terminal section. Phone Murray Hill 6667.
THIRD AVENUE, ADJACENT 34TH ST.
Pive story flat with store.

Full let. Price right. JOS. TOCH, 147 4th av. TO close estate, houses, 210-212 West 28th st.; must be sold. Particulars, address Attorney, G. B. VAN WORT, 340 Putnam av., Serre St., near Park-English basement; possession; bargain. Murray Hill 8513.

Monday.

33 Bast 24th St.—Key to 4th av. corner. 20g
40.8. H. M. ANDERSON, 220 Broadway. Abore 59th St .- 5th Av. to East River. A bargain, 70's, between 2d and 3d ave., four 4 story apartment houses, 100x100, 3 and 4 rooms; now renting under \$5 per room, in-cluding hot water. Owner, room 1620, 33 West 42d st.

MORTGAGE LOANS.—Have \$25,000 to \$35,000 to loan on Manhattan real estate only 6 per cent. V 234 Herald, Herald eq. EAST TOTH NEAR PARK AV. 4 story American basement;
vacant. Price \$45,000.

DUFF & CONGER, Madison av. & 86th st. REAL ESTATE MORTGAGES. SHAW, ROCKWELL & SANFORD, WEST 125TH ST. TEL. HARLEM 8400. EAST 61ST St.—Four story residence; price \$21,500. Murray Hill \$514. Monday.

FIVE tenants, \$14,000; hot water; rent \$1,500. Five tenants, \$16,500; 5th and Madison avs.; rent \$2,400. JOHN AIMSTRONG, 212 St. Nicholas av., corner 121st st. SPECIAL FUNDS.

for Newark, N. J., and vicinity.

1st, 2d and construction leans.

FRANK 7. WILHOFT;

Broad st., Bloomfield, N. J. Phone 4131. NO LEND on completed buildings, \$9,000, \$10,000, \$11,000, \$80,000, \$75,000, \$40,000, \$00,000, \$35,000; Bronz of danhattan. Telephone 6491 Decatur. W. E. WEED, 1377 St. Marks av., Brooklyn.

IN THE SEVENTIES, between Park and 5th avs. to close an estate. 5 story and basement, 25x55x102 feet; easily converted into bachelor spartments or private residence; no brokers. Call or write LAMONT McLOUGHLIN, attorney, 305 Broadway. LEXINGTON AV., near 93d st.—Four story single flats, \$21,000; easy terms. LEMLE, 500 East 88th st.

MADISON AV., IN THE 10'S.
Three story and basement, very desirable
or a physician; price 227,000.
DUFF & CONGER, Madison and 85th st. TENEMENT, with stores; full lot; bargain avenue. Yorkville section; price \$18,000 terms; assessed \$20,000. AMES, 26 W 31st

TO settle an estate, 4 story double flat, 306 Kast 73d st., 25x102; rents \$2,160; make offer to executor. Box 50, 1329 34 av. 16TH ST., East.—Twenty family cold water tengment; rents \$2,600; price \$15,600; cash \$5,000. A., 315 East 41st. 2D AV. corner, splendid business section Yorkville; rents \$4,675; price \$30,000; bar gain. AMES & CO., 26 West 31st st. 15e7 3D AV. (southeast corner 17th et.).— Four story and stores, 25.8x15; price \$40,000; terms to suit. I. FREIDUS, 38 Park av.

Above 59th St .- 5th Av. to North River. ATTRACTIVE PRIVATE DWELLING, tree story, in West 80's, newly renovated, beconsisting 10 well arranged rooms, baths, especially suitable doctor or dentist; \$5,000 cash: immediate possession. RARE BARGAIN; ACT QUICK. SAMUEL H. MARTIN, 1974 B'way, corner 69th st.

AMSTERDAM AV. corner, south of 110th at.; 25 feet, cold water; price \$53,000, mort-gage \$55,500 69, 5 years; rents \$4,500 (very low); terms to suit. THOMAS J. O'RELLLY, Uptown Office, Broadway at 100th st. BARGAIN, 4 story residence on 90th at. near Central Park West, \$28,000; 13 rooms 2 baths; possession October 1; only 33,00 cash required. GAILLARD, 2200 Broadway DWELLING, near West 86th st. subway and "L:" three story and basement; excellent condition; electric light, parquet floors throughout; possession October 1; price 1984. GEO, A. BOWMAN, 115-W, 424 st.

CITY REAL ESTATE Above 59th St .- 5th Av. to North River. ELEVATOR apartment, 7 story, near Cen-tral Park North; annual profit \$11,321; will exchange for other property or mort-sage and no less than \$25,000 cash. F 807 Herald, Fulton st. FOUR story and basement, 22 ft. front, near T2d, West Elde; 15 rooms, \$27,500; small amount of cash. COUGHLAN & CLISBY, 200 West 72d.

FOUR story and basement, lower West 80s: 5 baths, electricity, parquet floors; cash 44,500. COUGHLAN & CLISBY, 200 West FOR SALE—43 West 84th st.—Four story and basement brownstone dwelling, exten-sion; excellent condition; immediate posses-sion. Phone owner, Schuyler 4633. FOR SALE-13 West 84th st.-Four story and basement brownstone dwelling, exten-sion; excellent condition: immediate posses-sion. Phone OWNER, Schuyler 4833. MODERN walk-up apartment near Broad way; unusual bargain. Murray Hill 4639

any of the numerous jobbing lines of the building trades; possession; price \$13,500.

Owner WILLIAM D. KILPATRICK, 149 Broadway.

WEST EIGHTH STREET, between 5th and 6th avs., 4 story dwelling, 6 and 7 rooms to a floor; possession; price \$37,500.

PEPE, 40 WASHINGTON SQUARE.

Five story dwelling, 6 and 7 rooms to a floor; all modern conveniences; rent over \$6,000; price \$30,000.

PEPE, 40 WASHINGTON SQUARE.

WASHINGTON ST., vicinity Canal, 35,250, with possession; price and terms right. DERSCHUCH & CO., 26 Cortlandt st.

27 H ST. NEAR STH AV.

34 story brick, lot 25,254; 3 story dwelling of the provements; and the suppose and the suppose and the suppose and terms right. DERSCHUCH & CO., 26 Cortlandt st.

29 TH ST. NEAR STH AV.

39 story brick, lot 25,254; 3 story dwelling of the provements; and the suppose and the supp

SACRIFICE for immediate sale, 4 story real-dence West 80s, 13 rooms, 5 baths, elec-tricity; \$25,500; possession October 1; \$4,500 cash required. GAILLARD, Broadway and \$50 st.

parties.

Above 59th St .- 5th Av. to North River.

CITY REAL ESTATE.

WEST END AV. CORNER TENEMENT,
BELOW 72D ST. TO CLOSE AN ESTATE: PRINCIPALS WOLFSON, 406 LEXINCTON AV. (42D ST.).
WEST 122D ST.—Handsome 20 ft. dwelling,
electric light, 2 baths, parquet floor; price
\$21,000; terms to sult.

PORTER & CO., 150 W. 125th St. 3 story and basement two family house, 11 rooms, 2 baths; all improvements, L. W. MARKEL, 101 West 17th st. 5 story, new law, 20 families; cash \$15,000. ULL,MAN, 466 E. 149th.

Sorth etc. West-Four story private; must sell to settle estate; immediate possession, A. G. THOMPSON CO., 2257 7th av. CONVENT AV., 29 ft. limestone, modern; possession; bargain. Murray Hill 4639,

possession: bargain. Murray Hill soas, Monday. FORT WASHINGTON AV., 125x100, at grade; no rock; \$45,000. THOMPSON, AUSTIN & CO., 141 Breadway. Rector 5028. HOUNE, private, 40 rooms, bath; excellent condition; electric; good rooming house; near Broadway, seen any day except Sunday. Apply BAILEY, 534 W, 142d. IMMEDIATE possession, dwelling on W. 129th st., Il rooms and bath, price \$14,500; only \$3,000 cash required.
PORTER & CO., 159 W. 125th St.

PRIVATE DWELLINGS FOR SALE, WASHINGTON HEIGHTS. W. D. MORGAN, 3573 B'WAY (147TH ST.). THIRTY per cent, investment; elegant West Side apartment; unusual opportunity; full particulars. EDWARD POLAK, INC., 587 Tremont av.

TWO single four story brown stone apart-ments, 50x160; above 125th; price \$37,000; cash required \$10,000. Address F. SMITH, 200 Broadway, room 210. WASHINGTON HEIGHTS CORNER.—Ele-vator apartment, 100x100, small suttes; rents \$42,000, price \$230,000; cash to suit. GEORGE STEINMAN, INC., 4281 Broadway, corner,181st at.

p room frame dwelling, Washington Heights, subway station block; price \$10,500; pos-session Get. 1; \$2,000 cash down, easy terms, ANDERSON, 401 45th st., Brooklyn.

\$3,000 cash will buy fully furnished house on W. 128th st., 12 rooms and basement store; rent from store pays expenses.
PORTER & CO., 159 W. 125th St. PORTER & CO., 189 W. Izuth St.

\$25.000 cash will buy 6 story elevator house,
Washington Heights, best section adjacent
subway station; best construction; terms
right and price about 5 times pre-war time
rent; worthy of investigation. J. S. MAXWELL, \$422 Broadway, corner 138th st.

Spuyten Duyvil and Riverdale.

RIVERDALE (Huxley av. and Spencer pl.)
Fine residence plots overlooking Broadway
and Van Cortlandt Park. THOMPSON,
AUSTIN & CO., 141 Broadway. Rector 5028. Borough of Manhattan-Miscellar

Harlem, 35 family, rents \$6.20 Bronx, corner apt., rents \$6.20 Yorkville, 10-family, rents \$2 Yorkville, 2 tenements, rents SHEERAN, 1248 Lexington

SMALL APARTMENT, 25 fc 1981; not \$13,500, mortgage \$50,000; small cash payment and long term mortgage. SLAWSON & HOBBS, 16, 724 st. \$5,000 cash buys five story double flat, bel-ance on mortgage; easy terms. W. ALAN-SON ALEXANDER, 503 Fifth av.

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Every one of the hundreds of different Real Estate Ads in this section is an expression of confidence in the RESULT PRODUCING POWER of The

When a house in the City or an Apartment is desired many thousands of people rely solely on The New York Herald as their guide. When a home in the country is wanted, Herald suburban offerings are closely scanned by the interested

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seeking real estate.

T. A. & J. J. FOGARTY, Real Estate, 42-46 West 33rd Street,

The New York Herald,
280 Broadway, New York City.
Gentlemen June 3, 1921. Gentlemen :-We take pleasure in informing you that since advertising with The New York Herald we have had very favorable results. Through our advertisement on your special page we have had numerous replies, which has convinced us that The Herald is the best medium to reach the public

With very best wishes for our mutual success, we beg to remain. Very truly yours, T. A. & J. J. FOGARTY. (Signed) per John J. Fogarty.

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